038.0	0004	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	724,800 / 724,800
					USE VALUE:	724,800 / 724,800
					ASSESSED:	724,800 / 724,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		ERNEST RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOUDREAU DANIEL A--ETAL	
Owner 2:	MURPHY IRENE V	
Owner 3:		
Street 1:	19 ERNEST ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,480 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 2293 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6480.000	318,500	13,100	393,200	724,800
Total Card	0.149	318,500	13,100	393,200	724,800
Total Parcel	0.149	318,500	13,100	393,200	724,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 316.12 | /Parcel: 316.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	25387
GIS Ref	
GIS Ref	
Insp Date	11/01/18

!3159!

PREVIOUS ASSESSMENT

Parcel ID: 038.0-0004-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	318,500	13100	6,480.	393,200	724,800	724,800	Year End Roll	12/18/2019
2019	101	FV	216,200	12200	6,480.	356,400	584,800	584,800	Year End Roll	1/3/2019
2018	101	FV	216,200	12200	6,480.	337,900	566,300	566,300	Year End Roll	12/20/2017
2017	101	FV	216,200	12200	6,480.	294,900	523,300	523,300	Year End Roll	1/3/2017
2016	101	FV	216,200	12200	6,480.	251,900	480,300	480,300	Year End	1/4/2016
2015	101	FV	202,900	12200	6,480.	233,500	448,600	448,600	Year End Roll	12/11/2014
2014	101	FV	202,900	0	6,480.	193,500	396,400	396,400	Year End Roll	12/16/2013
2013	101	FV	202,900	0	6,480.	184,300	387,200	387,200		12/13/2012

PRINT

Date	Time
12/10/20	18:28:22

LAST REV

Date	Time
09/09/19	14:58:17
apro	
3159	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	19537-196		12/1/1988		182,450	No	No		Y

USER DEFINED

Prior Id # 1:	25387
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/24/2014	397	New Wind	12,600					
10/16/2013	1538	Ingr. Po	40,000	C				
4/28/2010	364	Re-Roof	1,500					FRONT OF HOUSE

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	Info At Door	HS	Hanne S
5/13/2014	External Ins	PC	PHIL C
3/3/2014	Info Fm Prmt	EMK	Ellen K
3/25/2009	Meas/Inspect	189	PATRIOT
3/22/2000	Inspected	270	PATRIOT
2/28/2000	Measured	263	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6480		Sq. Ft.	Site		0	64.	0.95	3									393,217						393,200	

Total AC/HA: 0.14876 | Total SF/SM: 6480 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 393,217 | Spl Credit | Total: 393,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.20147061
Const Adj.:	0.99989998
Adj $ / SQ:	126.142
Other Features:	86054
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	391273
Depreciation:	72777
Depreciated Total:	318496

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

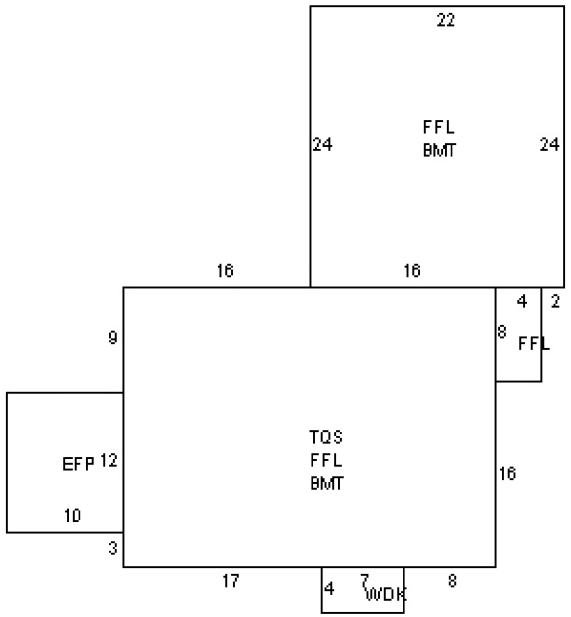
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	126.14
Special Features:	0	Val/Su Net:	95.13
Final Total:	318500	Val/Su SzAd	167.28

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,328	126.140	167,516
BMT	Basement	1,296	45.220	58,607
TQS	3/4 Story	576	126.140	72,658
EFP	Enclos Porch	120	49.910	5,989
WDK	Deck	28	16.000	448
	Net Sketched Area:	3,348	Total:	305,218
Size Ad	1904	Gross Are	3540	FinArea 2293

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 038.0-0004-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1980	0.00	T	31.2	101						
12	Pool-Gunite	D	Y	1	14 x 30	G	GD	2013	30.12	T	3.8	101			12,200			12,200
19	Patio	D	Y	1	16X20	A	AV	2000	3.42	T	15.2	101			900			900

More: N | Total Yard Items: 13,100 | Total Special Featues: | Total: 13,100

IMAGE

AssessPro Patriot Properties, Inc